

Red-Franz House
620 West Main Street
Jefferson City
Cole County
Missouri

HABS No. MO-1278

HABS
MO,
26-JEFCI,
12-

PHOTOGRAPHS
HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Rocky Mountain Region National Park Service
Department of the Interior
Denver, Colorado 80225

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RED-FRANZ HOUSE

Location: 620 West Main Street, Part of In lot
Jefferson City, Missouri

Present Owner: City of Jefferson, Housing Authority

Present Occupant: City of Jefferson, rental property

Statement of
Significance: The structure is part of the "Millbottom"
historic area which was an important part of
the development of Jefferson City. The house
is not significant as an individual structure
but only as part of the larger residential,
industrial, and business zone known as the
"Millbottom".

Date of Erection: The abstract indicates that the house was not
constructed prior to 1870. The Sanborn map of
the area shows a house on the property in 1885
but an 1888 photograph of the area indicates that
the Red-Franz House had not yet been constructed.
The foursquare-like style along with conditions
of the structure suggest that the house was con-
structed after the turn of the present century.
It is currently estimated that the house was built
between 1900 and 1910. A 1907 \$3,000 loan on the
property may have been involved in the house
construction.

Original and Subsequent Owners

The references to the chain of title to the land upon which the structure stands are in the Office of the Recorder of Dees, Cole County Courthouse, Jefferson City, Missouri.

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| 1 37 | State of Missouri to Col. Frederick Holtzward
December 4, 1837 |
| 1844 | Tax deed. To M. M. Parsons and William B. Starke
September 7, 1844 |
| 1865 | Deed from M. M. Parsons and William B. Starke to
Stephen Bergman April 14, 1865 |
| 1867 | Deed from Stephen Bergman to Susan M. Jones
March 15, 1867 |
| 1869 | Deed from Susan M. Jones to Herman H. Attgilbers
March 31, 1869 |
| 1870 | Deed from Herman H. Attgilbers to Stephen Bergman
August 18, 1870 |
| 1946 | Deed from Mary Franz (daughter of Stephen Bergman)
and Lawrence Franz to James Dudenhoeffer April 10, 1946 |
| 1949 | Deed from James Dudenhoeffer to Leo and Mary Dudenhoeffer
February 5, 1949 |
| 1955 | Deed from Leo, Mary, and Ora Dudenhoeffer to William
and Bertha Clardy |
| 1978 | Deed from William and Bertha Clardy to City of
Jefferson |

Historical Narrative

Susan M. Jones sold the property on which this house is located to Herman H. Attgilbers in March of 1869 for \$250.00. Attgilbers resold the lot on August 18, 1870 to Stephen Bergman for the same price. The property remained in Bergman's hands through the period of time until it appeared on the 1885 Sanborn map of Jefferson City. The low settling price implies that there was no structure on the property at the time Bergman acquired title. Therefore, it would appear that Bergman had a house built between 1870 and 1885. A photograph in 1888 shows a different house this location. When the Red/Franz House replaced the earlier structure is unknown.

Architectural Information

The house is generally rectangular, two and one-half stories, and mainly constructed of brick with mortared limestone foundation. It may be generally classified as American Foursquare although there are some deviations from this general pattern.

The shingled roof of this house is trimmed with plain cornice boxing. There are two chimneys on the east and west sides as well as a fifth chimney on the north end. Single courses of Flemish bond brick alternate with three courses of stretcher bond. Tighter joints are evident on the street side of the building on the south. A gable roofed dormer with shingle cheeks faces south. Similar dormers are on the east and west sides. A pent roofed dormer is on the north. The east and west walls each have two chimneys, and a fifth chimney is in the north end of the north wing. The main entrance on the south has a door with a sidelight and an overlight. The panel beside the sidelight is decorated with dentils. The east door has two panels with two lights. An addition on the northeast corner is constructed

from vertical planks and forms a protection for the above grade entrance to the basement. Clapboard is used to cover the planks around the windows in this addition. Windows in the house are in the one over one style. The single window on the first floor facing south has plain trim, as do the two dormer windows. The second floor windows have lugsills and what appear to be concrete stepped arches. These may be constructed from stone or some other material which is covered with something resembling concrete. Windows on the sidewalls are trimmed with double tiers of radiating voussoirs. There are three on the first floor and on the second floor on the east. The west side has four windows which vary in placement presumably to provide light for the staircase on that side. Both the east and west dormers have two windows. There are three basement windows on the east and on the west sides. The north wall has one window at all four levels from the basement to the dormer. The two story addition has two pairs of mullion connected windows on the first floor and two windows on the second. These are modern aluminum frame windows. The entire first floor south is covered by a hipped roof open porch which imitates the more elegant portico. The roof is supported by rectangular wooden posts; however, on the wall of the house, two half columns in the Tuscan order are placed at either end.

Project Information

The Red-Franz House is currently scheduled for demolition in the future as part of a land transaction between the current owner and the State of Missouri. The demolition of the structure is in accord with the Memorandum of Agreement between the Advisory Council and HUD. The historical documentation, photography, and architectural description were carried out by Environmental Research Center of Missouri, Inc. during 1982 and 1986. The property is part of a larger HUD Urban Renewal project.

